

Ryland Homes

3750 Clara Downey Avenue  
Olney, MD 20906

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**MPDU UNIT TYPE:** *Garden Condo*  
**Price:** *\$94,370 - \$99,637*  
**Bedrooms:** *2*  
**Baths:** *1*  
**Square Footage:** *C-1: 840 sq. ft.*  
*C-2: 939 sq. ft.*  
**Condo/HOA Fee:** *C-1: \$293.36 per month plus \$737.22 one-time capital contribution*  
*C-2: \$322.08 per month plus \$794.66 one-time capital contribution*  
**Front Foot Benefit Charge:** *\$500/year for 30 years*  
**Down Payment/**  
**Closing Costs Estimate:** *\$6,606 - \$6,975*  
**Good Faith Deposit:** *\$944 - \$996*

**INTERIOR:** *Two Bedrooms with One Full Bath; Living/Dining and Kitchen; Washer/Dryer Hookups*

- ☐ Wall to Wall Carpeting in Living/Dining and Bedrooms
- ☐ Vinyl in Kitchen and Bathrooms
- ☐ Central AC and Heating System
- ☐ Pre-wired Cable TV and Phone System

**APPLIANCES:**

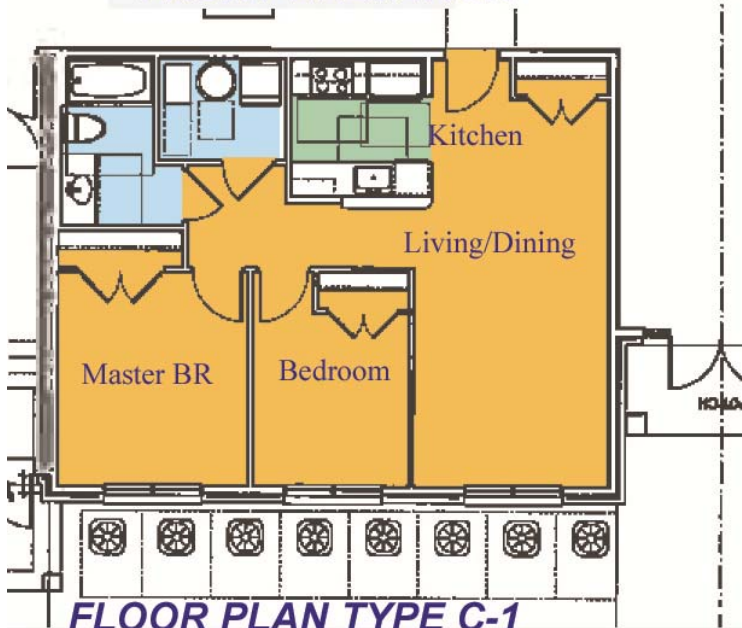
- ☐ Refrigerator
- ☐ Dishwasher
- ☐ Range
- ☐ Range Hood
- ☐ Garbage Disposal

**EXTERIOR:**

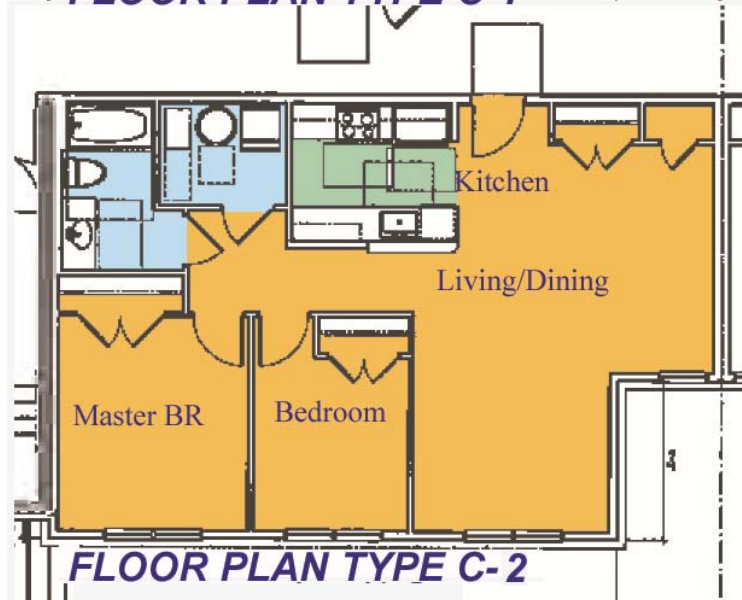
- ☐ Brick Architectural Details
- ☐ Professionally Managed and Maintained Common Areas



**FRONT ELEVATION**



**FLOOR PLAN TYPE C-1**



**FLOOR PLAN TYPE C-2**